

COA # 2013-COA-374 (FS)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date AUG. 6, 2014
		Continued from: July 2, 2014 <i>June 4, 2014</i> <i>October, 2, 2013</i> Center Township Council District: 19 Jeff Miller
1015 VIRGINIA FLETCHER PLACE		
Applicant 1015 VIRGINIA AVE DEVELOPMENT, LLC BY NDZA, INC mailing address: 618 E Market St Indianapolis, IN 46202		
Owner: Same as above		
CASE		
IHPC COA: 2013-COA-374 (FS)	<ul style="list-style-type: none"> • Rezoning of the site from C-5 to C-3C • Variances of Use and Development Standards • Installation of sidewalk cafe and bike racks • Outdoor tables and chairs for outdoor dining • Screen wall buffering dumpster • Swing set • Decorative canopy • Murals • Paint parking lot • Renovate cooler • Entry sign • Airstream for public seating • Install gate • Install benches • Temporary utility restrooms • New chain link fence at entry off Buchanan Street 	
STAFF RECOMMENDATION:		Continue to the Sept. 3, 2014 IHPC Hearing
STAFF COMMENTS		

Update Since the July Hearing

At the July hearing, the IHPC continued the above request so the applicant could produce drawings that were not "conceptual". They also asked for the following:

1. Submit material and precise dimensions of canopy (or at least not to exceed)
2. Elevation of screen wall enclosing dumpster and the one that will enclose the outdoor port o lets
3. Murals, elevations, photos or examples.
4. Example of artistic paint striping
5. Elevation and photos of building and cooler with description of what is to be done to both
6. Elevation of entry sign
7. Airstream, photo or elevation
8. Refurbished iron gate, photo
9. Benches and tables, photos
10. Elevation of any new fencing, photos of existing
11. Man made elements and landscaping as part of the landscape plan

Since the hearing, staff has not received any revised plans. Instead, the applicant has submitted a request to split the above application into a Part A and B and has submitted a revised Plan of Operation and Commitments as follows:

Request to Split the Certificate of Appropriateness:

Part A:

1. Determine appropriateness for use and those improvements within a historic district to rezone with companion variances on the property
2. Install bike racks per site plan on file
3. Allow for outdoor tables and chairs for outdoor dining
4. Screen wall buffering dumpster (serving as dumpster enclosure)
5. Renovation of exterior cooler
6. Entry sign for existing sign post
7. Portable restrooms (when in need to supplement permanent indoor restrooms) to be screened completely from view, secured, properly maintained/cleaned, and closed and secured during times that the park is closed.
8. New chain link fence/ vehicular gate at existing curb cut (and connected to chain link fence) to serve as entry off of Buchanan Street

Part B:

1. Decorative Canopy
2. Murals (vinyl mounted on chain link fence)
3. Refurbished iron gate serving as formal entry to urban food and fashion truck park.
4. Airstream for public seating (maximum 16 persons)
5. Swing Set
6. Benches

NEW PLAN OF OPERATION

1. Food and Fashion Truck Park: (year around weather/demand permitting)
2. Hours: 10 30 am to 10 30 pm (Sunday thru Thursday); until 12 midnight (Fridays and Saturday). Programmed in partnership with experienced food truck operator.
3. Restrooms: Provided in market; Overflow exterior restrooms in screened and secured area
4. Food truck access through truck gate from Buchanan Street (existing curb cut)
5. Trash receptacles provided and regularly maintained
6. Drinks (alcoholic and non alcoholic shall be provided to Food and Fashion Truck Park patrons via the market
7. Creative outdoor seating is only available when park is open or space is programmed.
8. Open Air Market, Flea Market and Farmers Market: (Restricted to area for Food and Fashion Truck Park. Area. 8 am to 10 30 pm only
9. Christmas Tree Sales; (November 20 thru December 31) 8 am to 8 pm only
10. Off Street public parking: Available in Food and Fashion Truck Park and market parking area only when all other facilities are not functioning

NEW COMMITMENTS

1. Restroom facilities in the building shall be opened and accessible from the interior and the exterior available for use by the public and patrons of the Food and Fashion Truck Park and the market. Additional restroom facilities (i.e port o lets) shall be used only for special events or to accommodate a large number of patrons. exterior music and live entertainment shall cease by 8 pm, Sunday thru Thursday and by 9 pm on Fridays and Saturdays. All noise levels crossing the property lines shall meet the maximum noise levels per the Marion County Noise Ordinance.

2. All exterior music and live entertainment shall cease by 8 pm, Sunday thru Thursday and 9 pm on Fridays and Saturdays. All noise levels shall not exceed the maximum noise levels per the Marion County Noise Ordinance.
3. Outdoor electrical outlets will be installed for the Food Truck operators (generators not permitted).
4. All open containers of alcohol shall be consumed within secured and fenced areas and only during hours with the market or Food and Fashion Truck Park are open for business. Such determination shall be made by written approval by a Marion County Excise Officer, with such written approval shall be posted and maintained for public view on site.
5. A hedge row shall be installed along the Virginia Avenue frontage using year around shrubs to separate the on-site parking from the Cultural Trail, prohibiting pedestrian access to the site except at designated areas. Such landscaping on the site shall be subject to Administrator's Approval.

Reason for Recommended Continuance

Staff recommends a continuance for the following reasons:

1. The applicant has not submitted updated plans
2. The information that was received (above) was not turned in leaving enough time for staff to review
3. There are several items listed above under the Commissioner's requested items 1-11 that have not been addressed with supplemental documentation.

Background of the Site

The site is made up of five parcels. Two of the parcels are outside the IHPC boundary for Fountain Square and the three other lots are within it. Sanborn research shows an open air theatre and three houses occupied the site in 1898. In 1915, only the three houses appear. By 1956, a cinder block automotive shop/gas station existed at this location, which is the same structure that remains on the site. Although the structure is considered historic by the "50 year" standard, it is classified in the Plan as a "non-contributing" structure. The IHPC issued a Certificate of Authorization in 1999 to construct a concrete block addition on the rear of the structure. It has most recently been used for auto sales but is currently vacant.

Background of the Application

The applicant had originally filed an application in September for a different request. Since then, this case has been continued, but the request has changed but the case number has remained. The applicant is applying for a Certificate of Appropriateness for various improvements to the site as well as to allow a rezoning of the site and variances. The applicant has elected to file the rezone and variance petition with the Division of Planning since a portion of the site falls outside the IHPC boundaries. However, a Certificate of Appropriateness must be granted first in order for the rezoning and variances to be considered by the Metropolitan Development Commission (MDC).

Rezoning Request

The applicant is requesting a rezoning of 0.54 acre from the C-5 classification to the C-3C classification to provide for commercial uses. The Fountain Square Plan recommends all C-5 zoned parcels be rezoned to C-4. This recommendation is made to prevent undesirable C-5 uses from occurring, not so much because C-4 is the specific zoning desired. It is more so recommended to "down-zone" these C-5 sites from such intense zoning classifications. Staff believes C3C, which is described as "Corridor Commercial District" in the ordinance, is designed for those professional offices and commercial business which typically do not draw customers from beyond their respective neighborhood boundaries. It is planned, therefore, for use in older urban commercial areas located next to established residential neighborhoods on select segments or primary and secondary thoroughfares. Staff believes this describes the Fountain Square area well, as well as the proposed use of the site. However, staff does not believe this should be voted on until the applicant can produce the documentation requested at the July 2 IHPC hearing.

Variance Request

The applicant is requesting a Variance of Use and Development Standards of the Commercial Zoning Ordinance to provide for a food and fashion truck park, an outdoor flea market, Christmas tree sales, outdoor farmer's market, and a commercial parking lot (not permitted), with outdoor sales and consumption of alcohol and live entertainment (not permitted),

- a) with a zero-foot front setback for a parking area, a free-standing sign and bike parking (40 feet from the centerline) along Virginia Avenue (70-foot setback, with landscaping, from the centerline required),
- b) a zero-foot front setback along Buchanan Street for an airstream, bike parking, access aisles and truck parking area (minimum 10-foot front setback, with landscaping required),
- c) a zero-foot west transitional yard for a parking area (10-foot transitional yards along the alleys required),
- d) a zero-foot south transitional yard for an existing building with a rear cooler and a play area (10-foot transitional yards along the alleys required),
- e) carryout food service (not permitted),
- f) outdoor seating and dining (not permitted),
- g) eight parking spaces (15 parking spaces required for an integrated center),
- h) to provide for parking and fencing within the clear sight triangle of Buchanan Street, Virginia Avenue and the abutting alleys (not permitted).

In general, the variance requests seem reasonable, but after discussing the request with the Division of Planning, there are concerns about noise in such close proximity to the neighboring houses west and south of the site. Staff believes the above variances are all appropriate as long as there is a stipulation included in the Certificate of Appropriateness that the applicant provides proof of recorded commitments limiting the Hours of Operation to a specific time frame approved by the MDC and a commitment that helps buffer or minimize the noise level from any live entertainment or speakers on the site. However, staff does not believe this should be voted on until the applicant can produce the documentation requested at the July 2 IHPC hearing.

Site Improvements

The applicant has not changed the graphics of many of the proposed changes below. Those same graphics are included in this report.

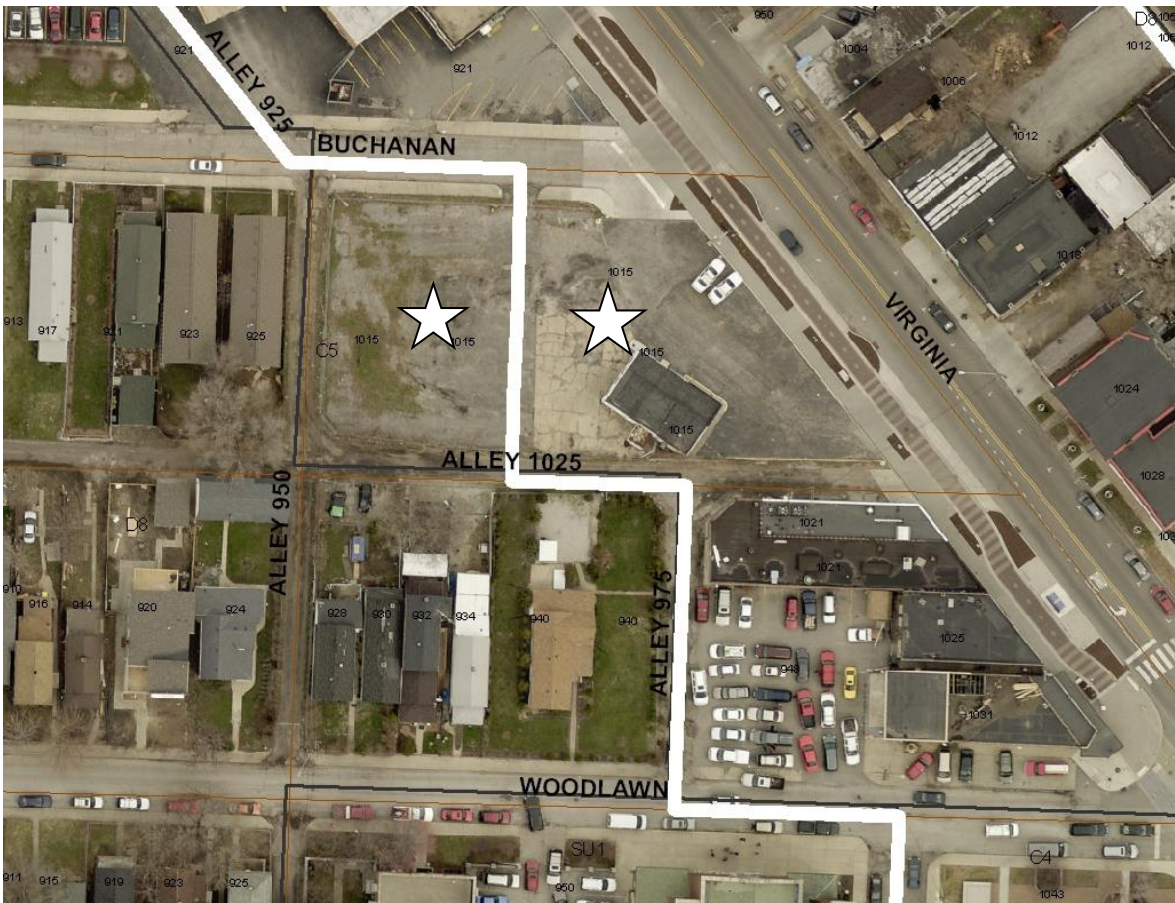
- Installation of sidewalk cafe and bike racks
- Outdoor tables and chairs for outdoor dining
- Screen wall buffering dumpster-----A wooden screen wall is provided at the dumpster location
- Swing set
- Decorative canopy-----the applicant is asking to construct a fabric canopy which is to be mounted at the northwest corner of the existing building, which is to provide shade to patrons sitting down
- Murals-----the applicant is asking to install murals on the south fence (see graphic)
- Paint parking lot----The applicant is asking to paint art on the asphalt parking area
- Renovate cooler-----There is an existing cooler behind the building that the applicant plans to fix and reuse
- Entry sign-----the applicant plans to reface an existing sign pole but will need to submit a drawing of the sign when they know more details about how it will look
- Airstream for public seating-----The applicant is planning to park an Airstream recreational vehicle on site which is to be renovated into a seating area (see sketch in this report)
- Install gate----the applicant plans to install a decorative gate at the front of the property
- Install benches
- Temporary utility restrooms-----The applicant plans to provide additional Port-O-Johns onsite in addition to the inside restrooms in the building.
- New chain link fence at entry off Buchanan Street

STAFF RECOMMENDED MOTION

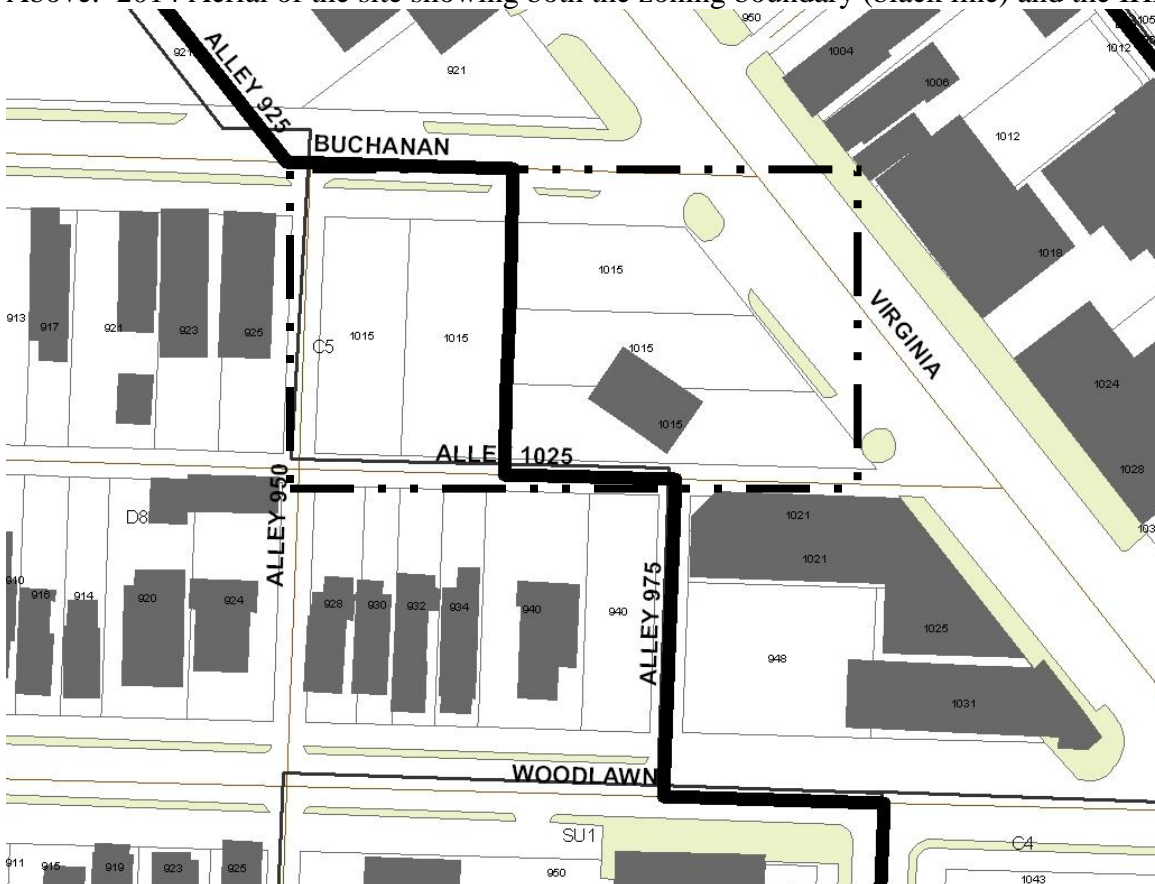
2013-COA-374 (FS):

To continue the above request to the September 3, 2014 IHPC hearing.

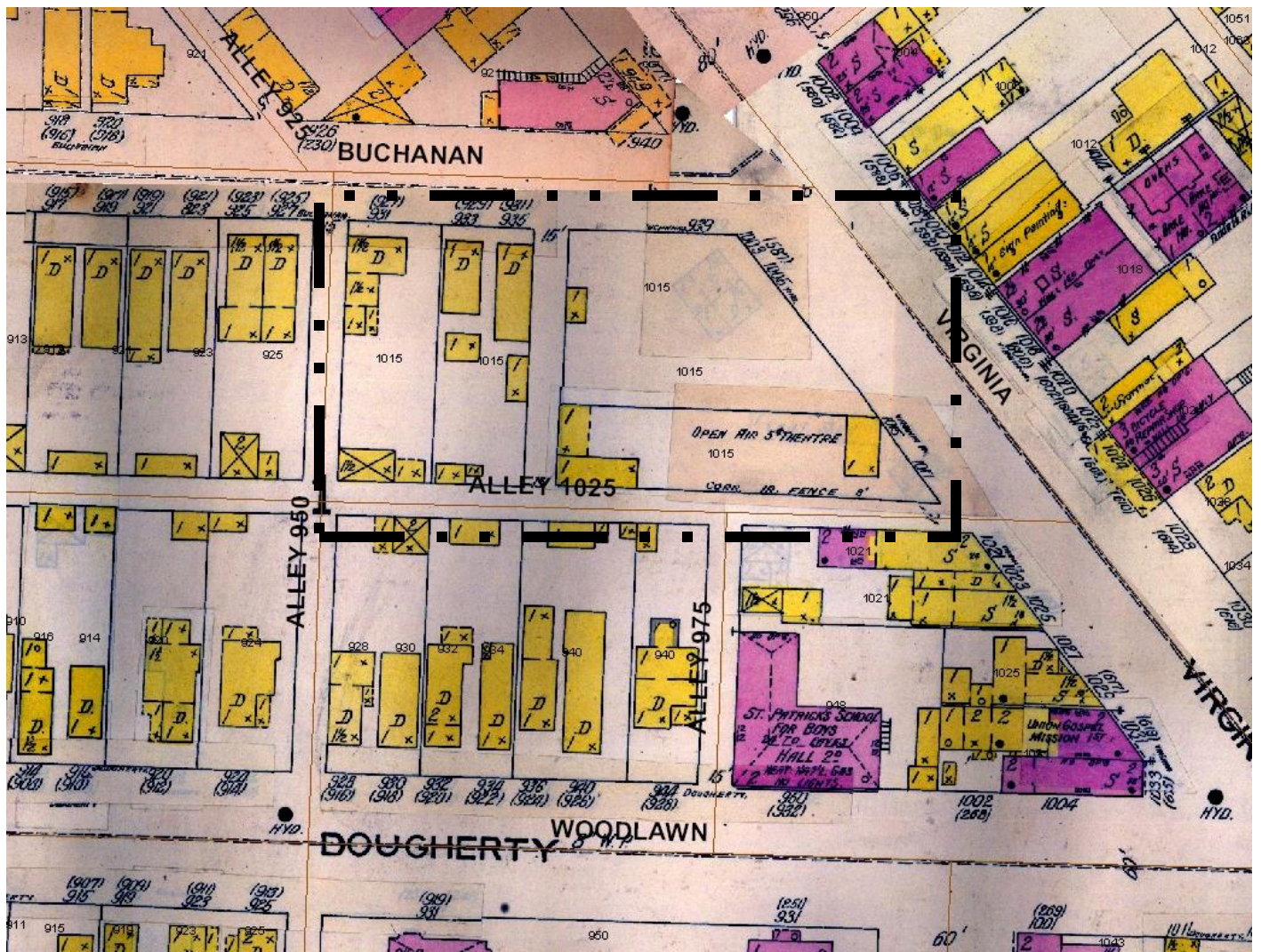
Staff Reviewer: Meg Purnsley



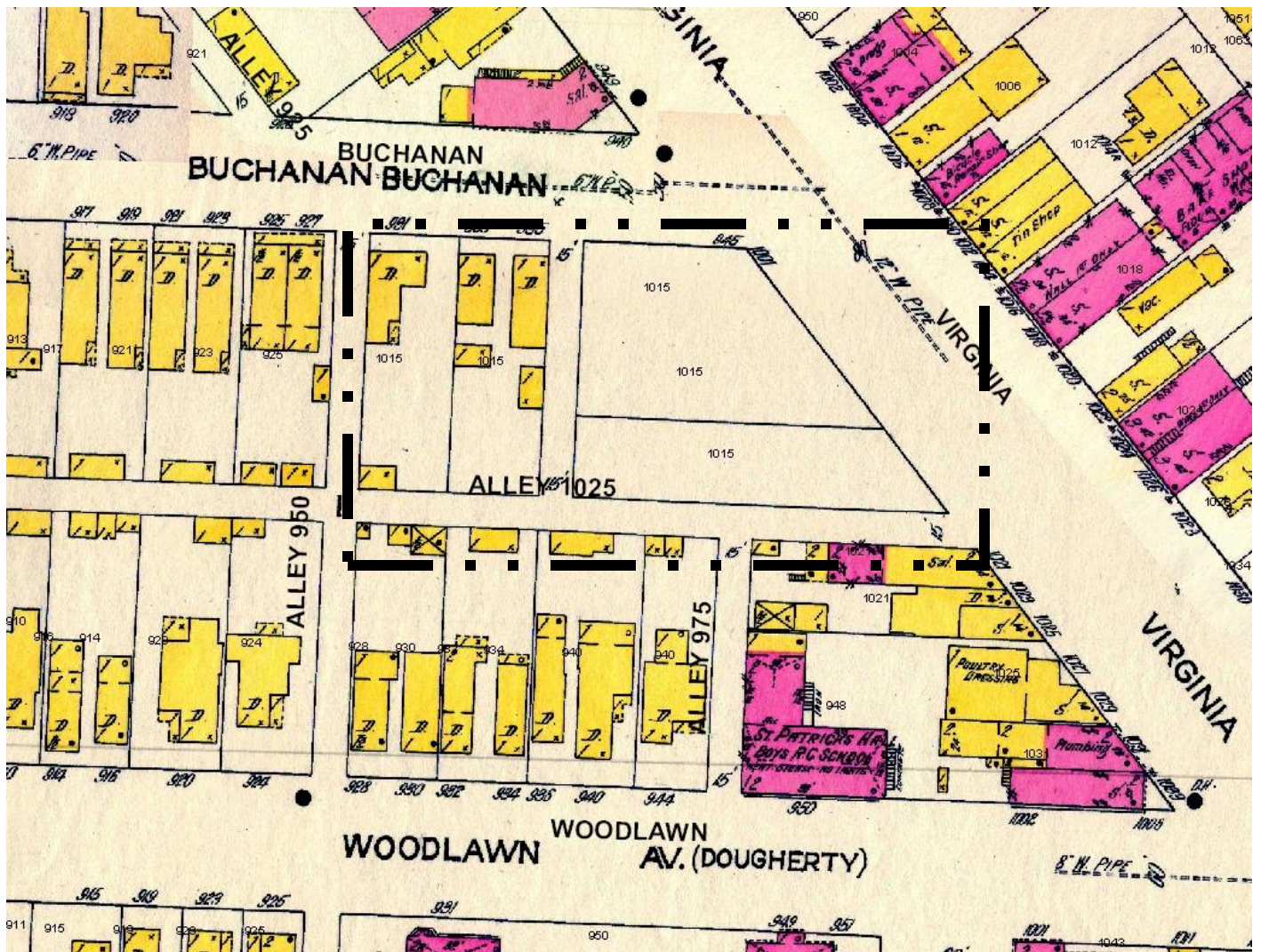
Above: 2014 Aerial of the site showing both the zoning boundary (black line) and the IHPC boundary.



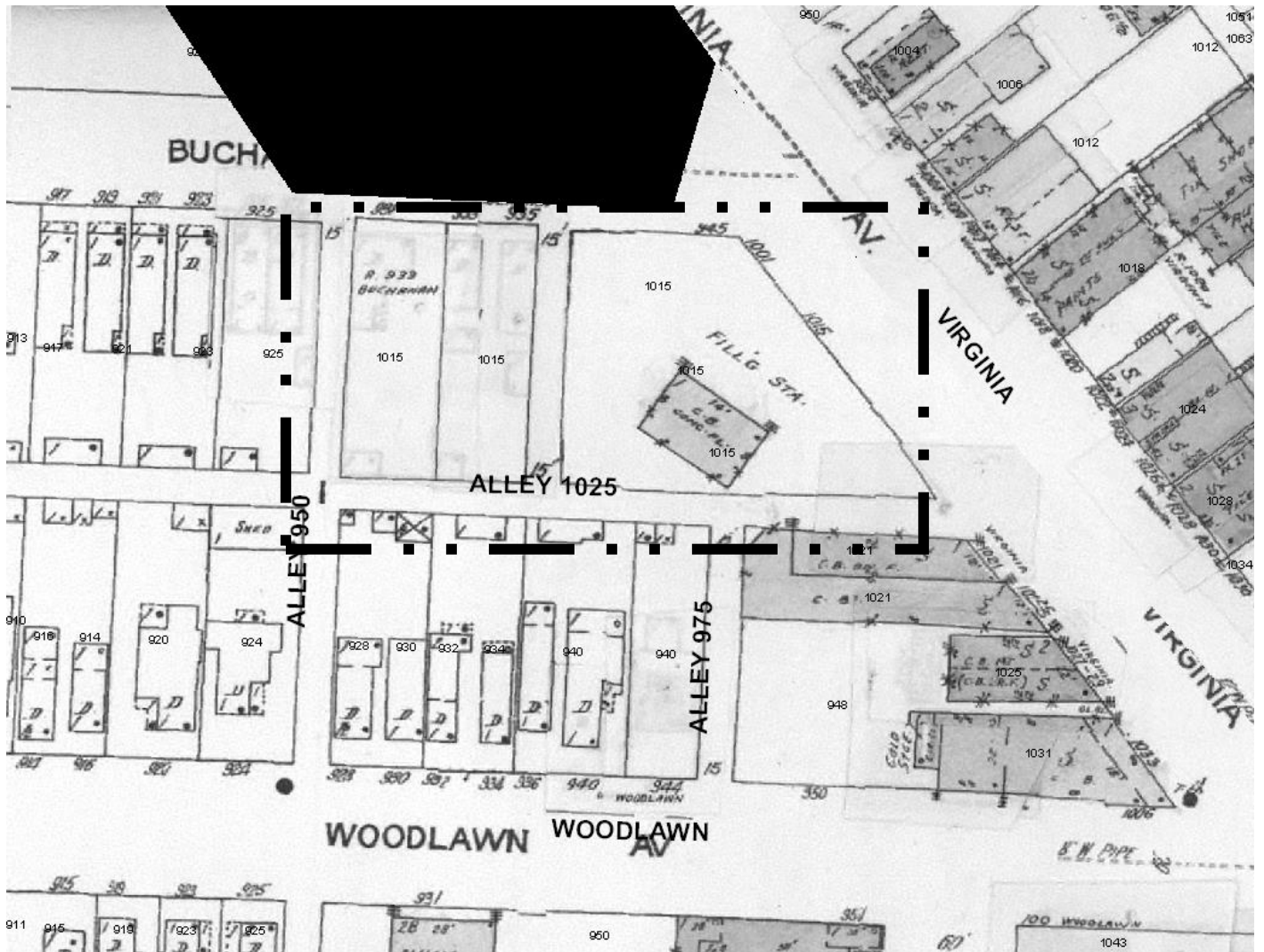
Above: Project site



1898 Sanborn map



1915 Sanborn Map



1956 Sanborn Map

Legend

- ◻ EXISTING BUILDING
- ◻ EXISTING FENCED PARKING LOT
- ◻ EXISTING SIGN POST
- ◻ EXISTING LIGHTING
- ◻ EXISTING COOLER
- ◻ EXISTING CURB CUTS
- ◻ EXISTING CULTURAL TRAIL
- ◻ EXISTING ALLEY
- ◻ EXISTING ASPHALT PAVEMENT

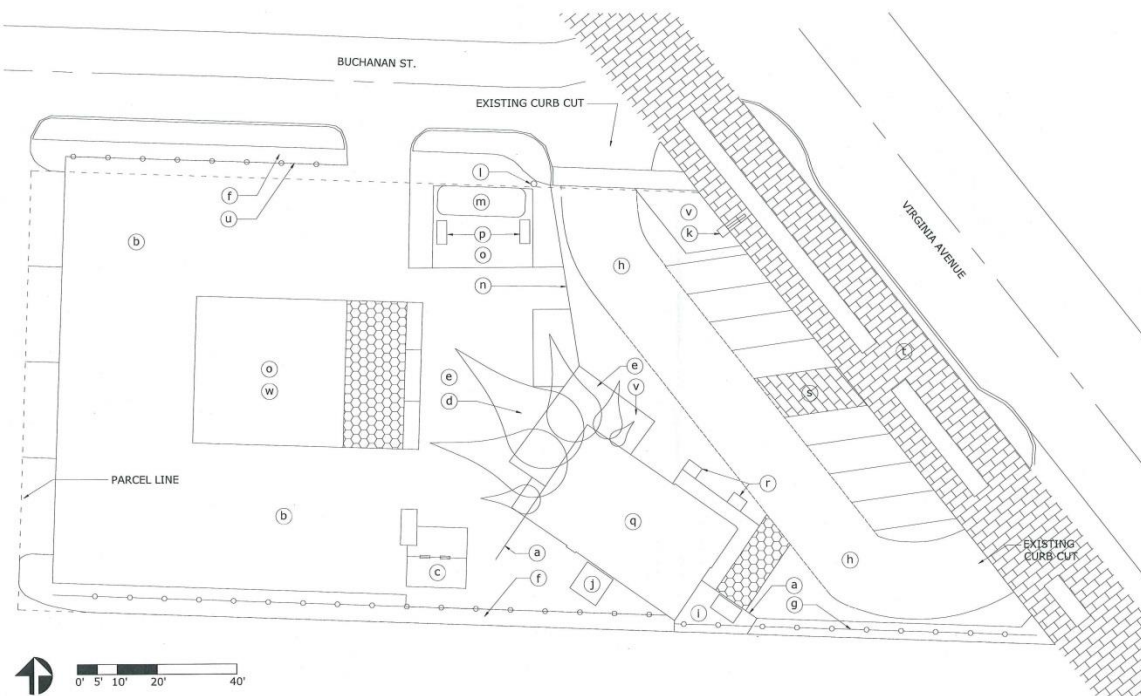
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JUN 13 2014
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION



1015 VIRGINIA AVE.

EXISTING SITE CONDITIONS

- | | | | |
|-------------------------------|--------------------------------------|-----------------------|-----------------------------|
| (a) SCREEN WALL/FENCE | (g) CHAIN LINK MURAL (SEE ELEVATION) | (m) AIRSTREAM SEATING | (s) PEDESTRIAN ENTRY |
| (b) FOOD & FASHION TRUCK AREA | (h) ARTISTIC PAVEMENT MARKINGS | (n) IRON GATE | (t) EXISTING CULTURAL TRAIL |
| (c) SWINGS | (i) SCREENED DUMPSTER ON ALLEY | (o) GREEN LAWN SPACE | (u) ACCESS CONTROL GATE |
| (d) CANOPY WITH UPLIGHTING | (j) EXISTING COOLER | (p) BENCHES | (v) BIKE PARKING |
| (e) OUTDOOR SEATING | (k) EXISTING SIGN TO BE UPDATED | (q) EXISTING BUILDING | (w) GRASSCRETE |
| (f) LANDSCAPE | (l) EXISTING LIGHTING TO REMAIN | (r) PLANTERS | |



1015 Virginia Avenue

Owner

Reverie Estates
111 East 16th St.
Indianapolis, IN, 46202
p 317. 322. 1322
f 317. 322. 0322
www.reverieestates.com

Landscape Architect

GREEN 3
1104 Prospect Street
Indianapolis, Indiana 46203
p 317. 634. 4110
f 866. 422. 2046 (toll free)
www.green3studio.com

green 3

Environmental Design
Landscape Architecture
Graphic Writing

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PROJECT # DATE

5.27.14

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

Legend

-  SCREEN WALL/FENCE
-  FOOD & FASHION TRUCK AREA
-  SWINGS
-  CANOPY WITH UPLIGHTING
-  OUTDOOR SEATING
-  LANDSCAPE
-  CHAIN LINK MURAL (SEE ELEVATION)
-  ARTISTIC PAVEMENT MARKINGS
-  SCREENED DUMPSTER ON ALLEY
-  EXISTING COOLER
-  EXISTING SIGN TO BE UPDATED
-  EXISTING LIGHTING TO REMAIN
-  AIRSTREAM SEATING
-  IRON GATE
-  GREEN LAWN SPACE
-  BENCHES
-  EXISTING BUILDING
-  PLANTERS
-  PEDESTRIAN ENTRY
-  EXISTING CULTURAL TRAIL
-  ACCESS CONTROL GATE
-  BIKE PARKING

NOTE: SEE MOST RECENT SCALED SITE PLAN FOR FINAL LAYOUT AND REFERENCE IMAGES AND ELEVATIONS FOR DETAILS.



green + 3



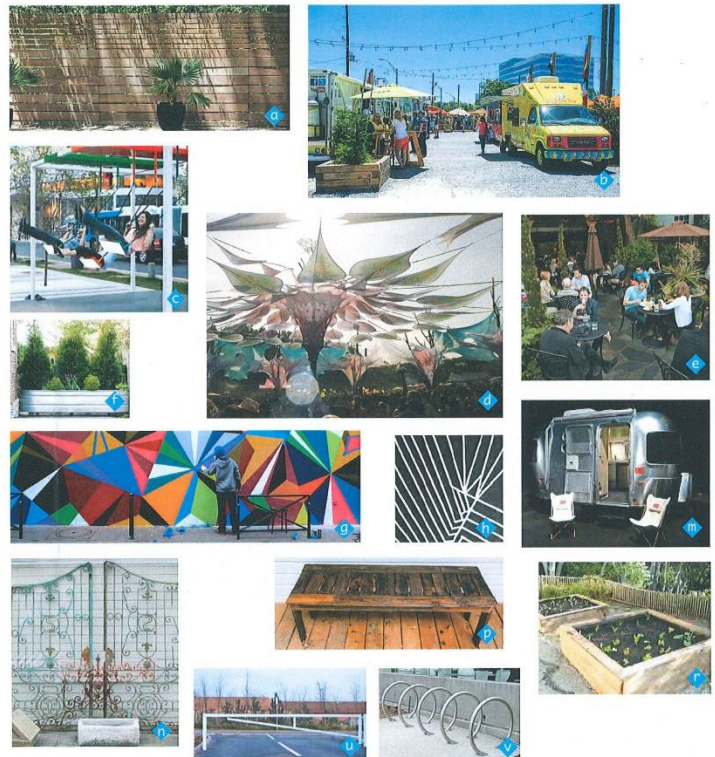
1015 VIRGINIA AVE.

PRELIMINARY ILLUSTRATED SITE LAYOUT PLAN

Legend

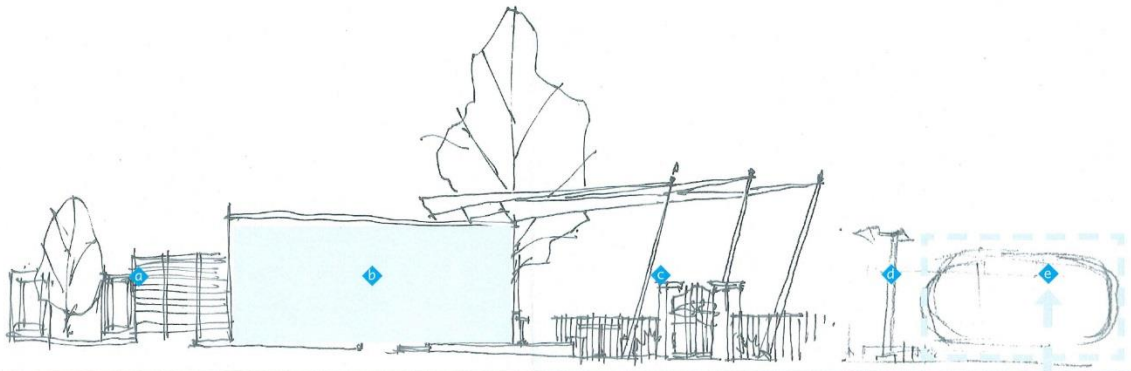
-  SCREEN WALL/FENCE
-  FOOD & FASHION TRUCK AREA
-  SWINGS
-  CANOPY WITH UPLIGHTING
-  OUTDOOR SEATING
-  LANDSCAPE
-  CHAIN LINK MURAL (SEE ELEVATION)
-  ARTISTIC PAVEMENT MARKINGS
-  SCREENED DUMPSTER ON ALLEY
-  EXISTING COOLER
-  EXISTING SIGN TO BE UPDATED
-  EXISTING LIGHTING TO REMAIN
-  AIRSTREAM SEATING
-  IRON GATE
-  GREEN LAWN SPACE
-  BENCHES
-  EXISTING BUILDING
-  PLANTERS
-  PEDESTRIAN ENTRY
-  EXISTING CULTURAL TRAIL
-  ACCESS CONTROL GATE
-  BIKE PARKING

NOTE: SEE SITE PLAN FOR LOCATIONS.



1015 VIRGINIA AVE.

SITE PLAN REFERENCE IMAGES



legend

- ◆ a CHAIN LINK FENCE AND SCREEN WALL (SEE WALL ELEVATION)
- ◆ b EXISTING BUILDING (SEE EXISTING SITE PHOTOS)
- ◆ c CANOPY OVER OUTDOOR SEATING AREA (SEE REFERENCE IMAGES)
- ◆ d EXISTING LIGHTING (SEE EXISTING SITE PHOTOS)
- ◆ e AIR STREAM OUTDOOR SEATING (SEE SITE PLAN FOR LOCATION)

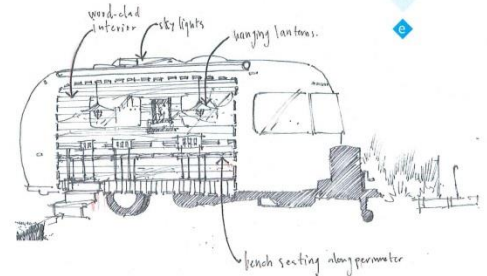


ILLUSTRATION OF AIR STREAM RETROFIT TO PROVIDE PUBLIC OUTDOOR SEATING

1015 VIRGINIA AVE.

EAST FACADE ELEVATION WITH AIR STREAM SEATING ILLUSTRATION



legend

- ◆ a EXISTING CHAIN LINK FENCE ALONG ALLEY TO BE REPAIRED
- ◆ b TYPICAL MURAL PANEL INSERTS BY LOCAL ARTISTS
- ◆ c LANDSCAPE AREA IN FRONT OF FENCE
- ◆ d SCREEN WALL TO BLOCK VIEW OF UTILITY AND SERVICE AREAS

1015 VIRGINIA AVE.

CHAIN LINK MURAL - SOUTH FACING WALL ELEVATION

PLAN OF OPERATION

Food and Fashion Truck Park: (year around weather/demand permitting)

Hours: 10 30 am to 2 30 pm (Lunch) 4 30 pm to 10 30 pm (Sunday thru Thursday); until 12 midnight (Fridays and Saturday). Programmed in partnership with Indy Food truck Alliance.

Restrooms: Provided in market; Overflow exterior restrooms in secured area

Food truck access through truck gate from Buchanan Street (existing curb cut)

Trash receptacles provided

Drinks (alcoholic and non alcoholic shall be provided to Food and Fashion Truck Park patrons via the market

Creative indoor seating is only available when park is open and space is programmed.

Flea Market and Farmers Market: (Restricted to area for Food and Fashion Truck Park. Area. 8 am to 8 pm only

Christmas Tree Sales; (November 20 thru December 31) 8 am to 8 pm only

Off Street public parking: Available in Food and Fashion Truck Park and Market parking area only when all other facilities not functioning

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JUN 17 2014

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION



6/16/14

2012 - C2N - 804 ; 2012 - CVK - 804

URBAN FOOD & FASHION PARK

Proposed Location @ 1015 Virginia Avenue

Reverie Estates has acquired 1015 Virginia Avenue with the goal of bringing the site back to life in a way that fits well with the community. An Urban Food & Fashion Park acts as an updated expression for the original vision for the site (as represented in the Fountain Square Vision Plan which was approved by the local community in 2005).

The development proposes a transformation of the former gas station site into a vibrant, fun, and engaging destination. Improvements would include a restoration of the existing historic garage (for use as a fresh food market), and also an addition of an urban food & fashion truck park – both concepts designed to integrate wonderfully with the creative and independent fabric of Fountain Square.

The current plan is to locate the fresh food market in the existing garage. In addition to traditional offerings, the market may also offer a small selection of beer and wine that would serve both the patrons of the market, as well as visitors to the park. The market would be open year-round and enjoy direct-bicycle and pedestrian connectivity on the cultural trail, in addition to on-site parking.

Beyond the vintage garage will be Indy's 1st food & fashion truck park. The concept – having been successfully implemented in such places as Portland, San Francisco, and Austin – provides an exciting outdoor venue for dining, shopping, entertainment, and sharing time with friends and family. The park would feature unique outdoor communal seating under a decorative canopy, a central green space, creative indoor seating, and an adult swing set! Additionally, the entire site will include art installations, unique pavement markings, artistic fencing treatments, and potential space for a small stage to host open-air screenings and outdoor performances.

A conceptual site plan has been prepared to illustrate the proposed layout of the features described above, and a series of representative photos accompany the plan to provide a better idea of the type of setting, amenities, and aesthetics that are envisioned for the build-out of this unique and exciting Urban Food and Fashion Park.

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MAY 22 2014

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

SUPPORT LETTER FROM COUNCILLOR MILLER

This has my full support, by the way...

From: Jeff Miller [<mailto:jeff030167@indy.rr.com>]
Sent: Wednesday, July 02, 2014 4:56 PM
To: Purnsley, Meg T (Meg.Purnsley@indy.gov)
Subject: FW: FW: Draft FSMA letter for 1015 Virginia

Here is the official email from David...

From: David Kingen [<mailto:kingen.david@gmail.com>]
Sent: Wednesday, July 02, 2014 2:07 PM
To: Linton Calvert
Cc: chris@reverieestates.com; Dawn Kroh; Jeff030167@indy.rr.com; Julieannsimons@gmail.com; chris.reading@cummins.com; tia@newdaymeadery.com; Dan Hillman; pureeatery@gmail.com; loriangel@att.net; info; Deb Borchelt; Joshua Gonzales; Justin Kingen; Reed Nicholson; Brittany Harvey
Subject: Re: FW: Draft FSMA letter for 1015 Virginia

Please find attached (Page 4) our revised filed commitments that reflect many of the concerns that you had identified.

We are hopeful that with the se commitments, the FSMA will join other organizations in support of these petitions, thanks



Fountain Square Neighborhood Assn.
PO Box 33286
Indianapolis, IN 46203

Date: May 30, 2014

To: Indianapolis Historic Preservation Commission
Hearing Examiner of the Metropolitan Development Commission
Suite 1801 City County Building
200 East Washington Street
Indianapolis, Indiana 46204

From: Fountain Square Neighborhood Association (FSNA)

Re: Proposed Development of 1015 Virginia Ave

We are pleased to submit this letter of support for the development of 1015 Virginia Avenue as presented by Christopher Piazza and David Kingen during our May 19th monthly neighborhood meeting. As a neighborhood we are happy to see new development that contributes positively to the neighborhood moving into our area. We understand that some rezoning, variance, and certificate of appropriateness reviews are required. As a neighborhood association we wanted to state what we support in this proposal.

The neighborhood association does not represent all neighbors and membership is not mandatory. Thus I am also citing some assurances provided for this letter of support to make sure they are considered as well during the overall process.

We support Variance of Use to:

1. Allow for "Food and Fashion Truck Park" in a C-3C District (not permitted in C-3C District)
Our understanding is all neighbors 2 houses deep in all directions have been contacted by developer with this proposal and have a chance to respond individually to any concerns they may have with noise.
2. Allow for tavern in a C-3C District (not permitted in C-3C District)
Our understanding is "tavern" is the wording to permit sales of alcohol and not a physical structure in itself. We support allowing alcohol sales as part of this development.

Typical C-3C zoning is intended for small commercial properties. This property has a unique perspective to incorporate more of the outdoors, which also has the potential to generate more noise. We think C-3C zoning is appropriate and aligns with the Fountain Square Historical Plan. We do not support a change to C-4 or C-5; the variance in use of the C-3C should allow described outdoor activity on this property.

We support Variances of Development standards to:

1. Allow for reduced front yard setback along Virginia Avenue and Buchanan and along two abutting alley ways from ten (10) feet to zero (0) feet .
2. Allow for carry out food service within one hundred feet of a protected district.
3. Allow for reduced number of off street parking spaces.
Parking spaces are based on the area of the permanent structure. According to developer, parking spaces required for food trucks were not set. As a neighborhood we support people and business rather than parking lots. We hope more people will walk or bicycle to all businesses.
4. Allow for outdoor dining (not permitted in C-3C District)

● Page 2

June 2, 2014

We support a Certificate of Appropriateness to:

1. Transfer to the Metropolitan Development Commission for approval of proposed rezone and companion variances on the property after Indianapolis Historical Preservation Commission has reviewed the historic elements for compliance to the Fountain Square Historical Plan.
<http://www.indy.gov/eGov/City/DMD/IHPC/Districts/Historic/Pages/fountain.aspx>
Our understanding is this allows both groups to review proposals, but at the end of the process it is most clear for one group (MDC) to issue the final approval for the total site (with input from the other).
2. Allow for sidewalk cafe on the public sidewalk along the Virginia Avenue frontage per site plan on file.
Subject to encroachment license approval.
3. Install bike rack per site plan on file
4. Allow for outdoor tables and chairs for outdoor dining
5. Allow for decorative canopy, benches, murals, artistic paint striping, swing set
6. Allow for screen wall buffering dumpster (serving as dumpster enclosure)

We look forward to development of this site as proposed during our neighborhood meeting. We ask for your support by approving these rezoning, variance, and certificate of appropriateness requests.

Sincerely,

Chris Reading
President, Fountain Square Neighborhood Association

PHOTOS FROM THE APPLICANT







Pole where sign is to hang from